

PERCY L. LYNCHARD, JR., SUCCESSOR TRUSTEE

GRANTOR

TO

SUCCESSOR TRUSTEE'S DEED

ROBERT E. BOYD

GRANTEE

WHEREAS, on the 24th day of July, 1989, William S. Braman and Miles Eure Boyd, Jr. executed a Deed of Trust to T. Harris Collier, III, Trustee, for the benefit of Trustmark National Bank, which Deed of Trust is recorded in Trust Deed Book 478, at page 617, in the office of the Chancery Clerk of DeSoto County, Mississippi, and,

WHEREAS, the said Trustmark National Bank, being empowered by the provisions of said Deed of Trust to so do, did on April 12, 1991, duly appoint the undersigned Percy L. Lynchard, Jr. as Successor Trustee, to act in the place and stead of the said T. Harris Collier, III, Trustee, and vested him with all rights and privileges originally vested in said original Trustee under the terms of said Deed of Trust, said appointment of Successor Trustee being of record in Trust Deed Book 538, at page 619, of the land records of said County and State, and,

WHEREAS, default has been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust and the holder of said indebtedness having requested the undersigned Successor Trustee to execute the trust and sell said land in accordance with the terms of said Deed of Trust,

THEREFORE, in consideration of the premises, Percy L. Lynchard, Jr., Successor Trustee did pursuant to said request on the 24th day of May, 1991, within legal hours at the East or front door of the Courthouse in the City of Hernando, DeSoto County, Mississippi, offer for sale and sell at public auction to Robert E. Boyd, he being the highest and best bidder for cash, at and for the sum of \$90,000.00, the land mentioned in said Deed of Trust and being situated in DeSoto County, Mississippi, described as follows, to-wit:

SEE ATTACHED EXHIBIT A.

The time terms and place of sale were duly advertised for 4 consecutive weeks immediately preceding said sale by publication in the DeSoto Times, a newspaper published and having a general circulation in DeSoto County, Mississippi, with proof of said publication being attached hereto and made a part hereof, and by posting a notice of said sale upon the bulletin board of the Courthouse in said County on the 26th day of April, 1991, and said notice remaining upon said bulletin board until the date of the sale of said land, to-wit: May 24, 1991.

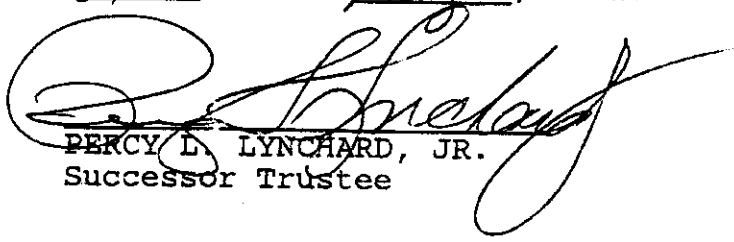
The proceeds of said sale were distributed by me as follows:

DeSoto Times, publication fees-----\$232.61
W. E. Davis, recording fees-----\$ 10.00
Total-----\$242.61

Of the balance remaining in my hands \$99,765.67 was paid to Trustmark National Bank to apply on the indebtedness due it by William S. Braman and Miles Eure Boyd, Jr. which included attorney fees. A balance of \$234.33 was distributed to the mortgagors described herein.

THEREFORE, in consideration of the premises and the payment to me of said sum of \$90,000.00, by the said Robert F. Boyd, the receipt of which is hereby acknowledged, I, Percy L. Lynchard, Jr., Successor Trustee, do hereby sell and convey to Robert E. Boyd the land herein above described.

WITNESS MY SIGNATURE, this the 24th day of May, 1991.

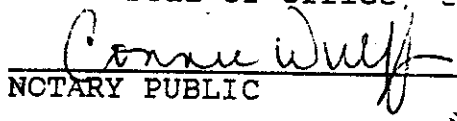

PERCY L. LYNCHARD, JR.
Successor Trustee

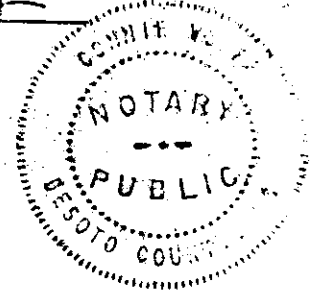
STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, the within named Percy L. Lynchard, Jr., Successor Trustee, who acknowledged that he signed and delivered the above and foregoing Successor Trustee's Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given Under my hand and official seal of office, this the 24th day of May, 1991.

My Commission Expires:
June 12, 1991


NOTARY PUBLIC



ADDRESS OF GRANTOR:

P. O. Box 340
Hernando, MS 38632
601-429-3101-W No home #
Tax I.D. #64-0745790

ADDRESS OF GRANTEE:

681 Church Road
Southaven, Mississippi 38671
601-349-3494 H
No work #

EXHIBIT A

A 13.5 acre lot as part of an 80.0 acre tract in the Northeast Quarter of Section 25, Township 1 South, Range 7 West, DeSoto County, Mississippi, being more particularly described as BEGINNING at the northwest corner of the northeast quarter of Section 25; Township 1 South, Range 7 West; thence North 85 degrees 24' East 2668.28 feet along the north line of said section to a point in the centerline of Davidson Road; thence South 4 degrees 36' East 823.78 feet along Davidson Road to a point; thence South 5 degrees 00' East 501.0 feet along Davidson Road to a point on the South line of said 80 acre tract; thence South 85 degrees 25' West 40.0 feet to a point in the west right of way of said road; thence North 5 degrees 00' west 50 feet to the point of beginning of the following lot; thence South 85 degrees 25' West 1808.82 feet along a line parallel to the south line of said 80 acre tract to a point; thence North 4 degrees 35' West 250.0 feet to a point; thence North 40 degrees 25' East 314.0 feet to a point; thence South 62 degrees 50' East 315.21 feet to a point; thence North 85 degrees 25' East 1316.5 feet to a point in the west right of way of Davidson Road thence South 5 degrees 00' East 306.2 feet to the point of beginning and containing 13.5 acres more or less. All bearings are magnetic.

LESS AND EXCEPT:

A Thirty (30) foot wide easement for ingress and egress running from Davidson Road to and connecting with the one acre tract of land conveyed to the Bramans and described in Deed Book 171, at Page 635 in the office of the Chancery Clerk of DeSoto County, Mississippi, which Thirty (30) foot wide easement is to run along the South property line of the tract of land belonging to Richard Mahoney referred to as 13.5 acre tract and being described in Trust Deed Book 307 at Page 564 in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, this is intended to define and locate the Thirty (30) foot wide easement described in the above deeds of trust and is not intended to add to or subtract from that easement, but rather to specify its location with particularity.

ALSO LESS AND EXCEPT:

Beginning at the northwest corner of the northeast quarter of Section 25; Township 1 South; Range 7 West, thence north 85 degrees 24' east 2668.28 feet along the north line of said section to a point in the centerline of Davidson Road; thence South 4 degrees 36' east 823.78 feet along said road to a point; thence south 5 degrees 00' east 501.0 feet along said road to a point in centerline of Davidson Road; thence south 85 degrees 24' west 40 feet to a point in the west right of way of said road; thence north 5 degrees 00' west 50 feet along said right of way to the southeast corner of the existing 13.5 acre tract; thence south 85 degrees 24' west 1808.82 feet to the southwest corner of said 13.5 acre tract; thence north 85 degrees 24' east 257.64 feet along south line of said tract to a point; thence north 31 degrees 50' west 53.46 feet to the point of beginning of the following lot: thence north 4 degrees 14' west 205.35 feet to a point; thence north 57 degrees 38' east 115.44 feet to a point; thence south 43 degrees 13' east 54.87 feet to a point; thence south 39 degrees 30' east 83.62 feet to a point; thence south 26 degrees 10' east 75.11 feet to a point; thence south 2 degrees 46' east 80.44 feet to a point; thence south 86 degrees 06 west 210.61 feet to the point of beginning and containing 1.0 acres more or less. All bearings are magnetic. There is a 30 foot wide easement for ingress and egress from Davidson Road to the 1.0 acre lot across existing 13.5 acre tract.

ALSO LESS AND EXCEPT:

Beginning at the Northwest corner of the Northeast Quarter of Section 25; Township 1 South; Range 7 West; thence North 85 degrees 24' East along the North line of said section 2668.28' to a point; thence South 968.58 feet to a point; thence West 40' to a point; thence S 85 degrees 25' W 1056.50' to an iron pin, being the point of beginning of the following described 1.0 acre tract; thence South 9 degrees 44' West 286.23' to a point, thence south 85 degrees 25' west 160.0' to a point, thence; thence North 9 degrees 44' East 286.23' to an iron pin; thence North 85 degrees 25' East 160.0 feet to the point of beginning and containing 1.0 acres more or less.

STATE MS.-DESOTO CO. *grm*
FILED

MAY 24 3 01 PM '91

RECORDED 5-28-91
DEED BOOK 235
PAGE 393
W.E. DAVIS CH. CLK.

PROOF OF PUBLICATION

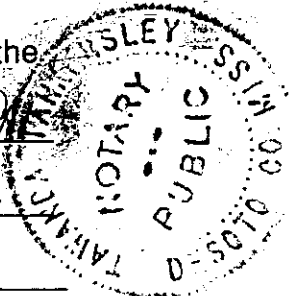
THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Mary Lou Speer personally appeared before me the undersigned authority in and for said County and State and states on oath that she is the Clerk/Secretary of the DeSoto Times, a newspaper published in the Town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

Volume No. 96 on the 1 day of May, 19 91
Volume No. 96 on the 8 day of May, 19 91
Volume No. 96 on the 15 day of May, 19 91
Volume No. 96 on the 22 day of May, 19 91
Volume No. _____ on the _____ day of _____, 19 _____
Mary Lou Speer (TITLE) Clerk / Secretary

Sworn to and subscribed before me, this the

22 day of May, 19 91
Tawanda Tarkenton
By Notary Public



My Commission Expires June 8, 1993

My commission expires _____

A. Single first insertion of 1007 words @ .08 \$ 80.56
B. 3 subsequent insertions of 1007 words @ .05 \$ 151.05
C. Making proof of publication and depositing to same \$ 1.00

TOTAL PUBLISHER'S FEE \$ 232.61

**NOTICE OF SUCCESSOR TRUSTEE'S
SALE OF LANDS**

WHEREAS, William S. Braman and Miles Eure Boyd, Jr. did on July 24, 1988, execute to T. Harris Collier, III Trustee, that certain Deed of Trust conveying the hereinafter described lands to secure an indebtedness therein to Trustmark National Bank, said Deed of Trust being of record in Deed Book 478, at page 617, of the Trust Deed Records of DeSoto County, Mississippi, and,

WHEREAS, the said Trustmark National Bank, being empowered by the provisions of said Deed of Trust to so do, did on April 12, 1991, duly appoint the undersigned Percy L. Lynchard, Jr. as Successor Trustee, to act in the place and stead of the said T. Harris Collier, III, Trustee, and vested him with all rights and privileges originally vest in said original Trustee under the terms of said Deed of Trust, said appointment of Successor Trustee being of record in Trust Deed Book 538, at page 619, of the land records of said County and State, and,

WHEREAS, default was made in the payment of said indebtedness according to the terms of said Deed of Trust and also in the terms and conditions of said Deed of Trust and the holder of said note and Deed of Trust having declared the entire indebtedness to be immediately due and payable and I, as said Successor Trustee, was directed by the said Trustmark National Bank, the lawful owner and holder of said indebtedness and trust Deed security to foreclose said Deed of Trust according to its terms,

THEREFORE, notice is hereby given that I, Percy L. Lynchard, Jr., Successor Trustee will on Friday, May 24, 1991, offer for sale and sell at public auction to the highest bidder for cash, at the East door of the DeSoto County Courthouse, within legal hours for sale, the following lands conveyed by said Deed of Trust:

A 13.5 acre lot as part of an 80.0 acre tract in the Northeast Quarter of Section 25, Township 1 South, Range 7 West, DeSoto County, Mississippi, being more particularly described as BEGINNING at the northwest corner of the northeast quarter of Section 25; Township 1 South, Range 7 West; thence North 85 degrees 24' East 2668.28 feet along the north line of said section to a point in the centerline of Davidson Road; thence South 4 degrees 36' East 823.78 feet along Davidson Road to a point; thence South 5 degrees 00' East 501.0 feet along Davidson Road to a point on the South line of said 80 acre tract; thence South 85 degrees 25' West 40.0 feet to a point in the west right of way of said road; thence North 5 degrees 00' west 50 feet to the point of beginning of the following lot; thence South 85 degrees 25' West 1808.82 feet along a line parallel to the south line of said 80 acre tract to a point; thence North 4 degrees 35' West 250.0 feet to a point; thence North 40 degrees 25' East 314.0 feet to a point; thence South 62 degrees 50' East 315.21 feet to a point; thence North 85 degrees 25' East 1316.5 feet to a point in the west right of way of Davidson Road thence South 5 degrees 00' East 306.2 feet to the point of the beginning and containing 13.5 acres more or less. All bearings are magnetic.

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I will sell and convey only such title as is vested in me as Successor Trustee as aforementioned.

WITNESS MY SIGNATURE, this the 25th day of April, 1991.

PERCY L. LYNCHARD, JR.

May 1, 8, 15 and 22, 1991

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